

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Assistant Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Twenty Fourth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at the Monmouth Regional High School, One Norman J. Field Way, Tinton Falls, New Jersey 07724 at 9:00 p.m. on Wednesday, March 19, 2008.

Present:

Chairperson and Public Member Dr. Robert Lucky
Vice Chairperson and Commerce Commission Designated Member Virginia Bauer
Monmouth County Freeholder Director Lillian Burry
Eatontown Mayor Gerald Tarantolo
Oceanport Mayor Michael Mahon
Tinton Falls Mayor Peter Maclearie
Public Member Laurie Cannon
Public Member Rosemarie Estephan
Garrison Commander COL Stephen Christian

Absent: Public Member Joseph Colfer had previously advised the Authority.

The meeting was called to order by Chair Lucky. The Pledge of Allegiance was recited at the earlier public meeting. The Open Session was convened at 9:10 p.m. in accordance with the Open Public Meetings Act.

Elected Officials Comments:

Chair Lucky asked for remarks from U.S. Senator Frank Lautenberg or U.S. Senator Robert Menendez, U.S. Representative Frank Pallone or U.S. Representative Rush Holt or other Members of the Congressional Delegation or their staff members. None were offered at this time.

Chair Lucky presented the Agenda for approval. Vice Chair Bauer moved for the approval of the agenda, Mayor Mahon seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

The Minutes of the February 20, 2008 Open Session (no Executive Session was held) were moved by Vice Chair Bauer, seconded by Freeholder Director Burry, and unanimously approved.

Public Comments on Agenda Items:

1. Tom Mahedy, Wall, expressed concern for the NCO families and soldiers evicted from Howard Commons.

COL Christian responded that not a single soldier or serviceman has been evicted from any such quarters. He noted that these soldiers have been moved into other housing on Post or have been reassigned to other installations outside of Fort Monmouth.

Chair's Report:

Chair Lucky deferred to Executive Director Cosentino to give an update on FMERPA activities.

Executive Director's Report:

ED Cosentino provided an update of activities since the last meeting:

Calendar of Events:

February

21 - Fort Monmouth Tour - Recruiting Center Building 700, Building 501, Pulse Power

- Emergency Services Advisory Committee Meeting
- 25 - Congressman Holt
 - Green Collar Jobs Meeting with NJDOL/OEG
 - Meeting with Prospective Tenant
- 26 - CPC Site Visit at Fort Monmouth
- 27 - Ethics Liaison Officer Meeting
 - Revenue Sharing Model Meeting
- 29 - Transportation Meeting with NJTPA, NJDOT, NJT

March

- 3 - EDAW Presentation to Committee Chairs and State Advisors
- 4 - Commercial Industry Advisory Committee Meeting
- 5 - BRAC Meeting
- 6 - General Via Briefing
- 11 - WIB Meeting
 - Social Services Advisory Committee Meeting
- 12 - Revenue Sharing Conference Call
- 13 - Council Members Briefing
- 14 - Downtown NJ Session on COAH
 - CoDel Conference Call Briefing
- 17 - Legislators and Freeholders Briefing
- 18 - COAH Meeting/Conference Call
 - Homeless NOI Submitter Site Visit at Fort Monmouth
 - Press Conference
- 19 - BRAC Meeting
 - EDAW Preliminary Redevelopment Plan and Economic Revitalization Study

Advisory Committee Chairs Reports:

Chair Lucky invited comments from the Authority Members in addition to their Chair updates.

They were as follows:

- Mayor Tarantolo, Emergency Services, the RFP for Shared Emergency Services has been circulated to the Consultant field and the responses are due by April 11. The next meeting has been rescheduled for April 24.
- Mayor Maclearie, Infrastructure, the committee has been waiting for the preliminary plan and will have an update the next meeting.
- Mayor Mahon, Historical, the committee has been waiting for the preliminary plan and will have an update the next meeting. The Oceanport Planning Board has scheduled a special meeting for April 30 for the EDAW presentation of the Draft plan.
- Chair Lucky, Education, the next meeting is scheduled for Tuesday, April 25 at the FMERPA offices and will give a report at the next meeting. He noted that all members were waiting for the public presentation so that the information could be assimilated.
- Vice Chair Bauer, Commercial Industry, the last meeting was March 4 with Todd Poole where they highlighted sectors most attractive. The next meeting will be scheduled in a few weeks.
- Public Member Estephan, Social Services, the last meeting was March 8 where they discussed site visits. Phil Welch suggested the creation of a survey that will focus on types of Homeless housing.
- Public Member Cannon, Environmental, the next meeting rescheduled for April 8.
- Freeholder Director Burry, Veterans Affairs, Monmouth County is awaiting status of NOI submission of parks and open spaces, and the homeless. The Monmouth County Library Commission visited the Post Library and is interested in acquiring this facility. A meeting with the Veterans Administration to discuss alternatives is scheduled for next Thursday.

NOI Update:

Deputy Director Rick Harrison gave the following update:

DD Harrison stated as seen earlier, the preliminary plan has a number of potential NOI locations identified. There are also some buildings identified without any indication of proposed use. In many instances these buildings are being evaluated as potential NOI accommodations as well. Where NOI accommodations have been identified they are identified from a potential use perspective and not necessarily from a confirmed conveyance perspective.

FMERPA continues to evaluate the NOIs from an organization's capability and financial strength to determine the worthiness of the requesting organizations to carry out the proposed use in accordance with the conditions of the conveyance. We are also evaluating them from the perspective of the need and overall public benefit they would represent. In the case of the Public Benefit Conveyance NOIs we expect to make a decision on which requests should move forward into actual conveyance alternatives discussion, within the next 4 to 6 weeks. All PBCs moving forward will require further due diligence by the appropriate Federal Sponsor.

Regarding the Homeless NOI requests – now that FMERPA has a preliminary plan, we are moving forward with determining which NOIs might be accommodated with the buildings we will have available for conveyance, and scheduling visits for the NOI requestors to see if what we propose would in fact satisfy their requirements. At the same time we are doing a rigorous financial capability evaluation of all of the Homeless NOIs submitters and have released a copy of our NOI Criteria Checklist to the public at our last Social Services Advisory Committee Meeting and posted on our website as well. Finally we are working closely with the Social Services Advisory Committee to solicit any recommendations they might have relative to the existing needs of the Monmouth County Continuum of Care and where they might want us to focus the resources we may have available to us for NOI accommodation.

All Homeless Assistance Conveyances will result in Legally Binding Agreements being negotiated with the providers. Due to the level of due diligence required and the need for the NOI submitters to have additional time to inspect and review the proposed structures/building plans recommended to be conveyed to them, the Homeless Assistance Conveyances will likely not be publicly available until June or July.

Hiring of Auditor:

FMERPA Accountant Beverlee Akerblom noted that the proposals are currently being reviewed by the members of the Evaluation Committee. Upon completion of their review, the Evaluation Committee will report their findings to the Audit Committee. The Audit Committee will then review the Evaluation Committee's report and make a recommendation to the Board for the hiring of the Auditing firm.

Public Comments Not on Agenda:

1. James T. Raleigh, Colts Neck, questioned when the presentation becomes the plan.

Chair Lucky explained that the plan is work in progress and an iterative process. The plan will be reviewed by the three (3) host communities, the Board will vote at the August 20 meeting, the Governor will approve the minutes and the plan will be presented to the Department of Defense for final approval on September 8. ED Cosentino commended Mr. Raleigh for his follow-up to Senior Consultant approach.

2. Bill Nordahl, Long Branch, expressed interest in rebuilding Howard Commons noting that Habitat for Humanity is looking for projects.

Mayor Tarantolo reiterated that Howard Commons does not meet State code. Based on an analysis of Howard Commons in 2003, the economics associated with meeting State code were costly and not recommended. He noted creating a new plan for Howard Commons that included age restricted, affordable and apartment housing along with a commercial component.

3. Ben Forest, Red Bank, stated he is a member of the FMERPA Environmental Advisory Committee and appreciates the answers regarding the landfills', he looks forward to reviewing the materials on the FMERPA website and is happy with the green approach of the preliminary plan.

ED Cosentino thanked Mr. Forest for his participation on the Environmental Advisory Committee.

4. Tom Mahedy, Wall, discussed the landfills at Fort Monmouth, Howard Commons, maintaining a hospital for Veterans, ADC Conference program and website, FEMA, EDAW and Social Services Advisory Committee members.
5. Frank Scatworchio, Eatontown, questioned tax exemptions and set asides for NOI's and expressed environmental concerns.

DD Harrison stated that there are different types of conveyances for different types of organizations. A matrix is available on the FMERPA website that explains all types of conveyances and who might be eligible. They are usually governmental, publicly funded or non-profit.

Chair Lucky noted that the Authority's next meeting is scheduled for April 16, 2008 at the Tinton Falls Municipal Building, Tinton Falls.

Since there were no further comments or business, a motion to adjourn was made by Public Member Estephan, seconded by Freeholder Director Burry and unanimously adopted at 9:50 pm.